

UNOFFICIAL COPY

Doc#: 1900906016 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/09/2019 09:46 AM Pg: 1 of 2

GIT

410409016 1/2

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)

Dec ID 20181201665025
ST/CO Stamp 1-431-402-144 ST Tax \$430.00 CO Tax \$215.00
City Stamp 0-053-343-904 City Tax: \$4,515.00

THE GRANTOR:

3046 CALIFORNIA, LLC,
an Illinois Limited Liability Company,
for and in consideration of TEN DOLLARS
(\$10.00) in hand paid, CONVEYS and
WARRANTS to

(The Above Space for Recorder's Use Only)

THE GRANTEE:

Charles J. Saporito Single Man, the following described real estate
situated in the County of Cook, State of Illinois, to-wit:

See attached Legal Description

Property Index Numbers: 13-25-111-023-0000
(affects land and other property)

Address of Real Estate: 3046 N. California Ave., Unit 301, Chicago, IL 60618

Hereby releasing and waiving all rights under the laws of the State of Illinois, to have and hold said premises, forever. Subject to: easements for public utilities, covenants, conditions and restrictions of record, and general real estate taxes for the year 2018 and subsequent years.

[Signature] (Seal)

Dated this 21st day of December, 2018.

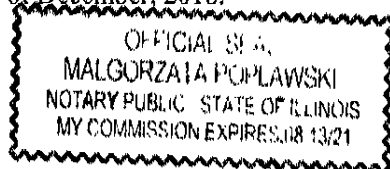
Bartłomiej Przyjemski
President of Noah Investment Member, Inc.,
as Sole Member of 3046 CALIFORNIA, LLC

State of Illinois County of Cook

I, a Notary Public in and for said County and State, do hereby certify that Bartłomiej Przyjemski, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2018.

Malgorzata Poplawski
Notary Public



This instrument was prepared by:

S. Aaron Tenenbaum
2222 Chestnut Ave., Ste. 201, Glenview, IL 60026

Mail to:

Rosenthal Law
3700 W Devon Ave
Ste E
Lincolnwood, IL 60712

Send Subsequent Tax Bills to:

Charles J Saporito
3046 N California
Unit 301
Chicago IL 60618

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EXHIBIT "A"

PARCEL 1:

UNIT 301 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3046 N CALIFORNIA AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 1834716237, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. G-4, AND STORAGE SPACE NO. S-1, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

This property is new construction. The grantee on attached deed is/will be the unit's first tenant(s).

Grantor also hereby grants to the grantee, it's successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and or assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.



This deed is subject to all rights, easements, covenants, restrictions and reservation contained in said declaration the same as though the provisions of said declaration were reciting and stipulated at length herein.

FOR INFORMATIONAL PURPOSES ONLY THE PROPERTY IS COMMONLY KNOWN AS: 3046 NORTH CALIFORNIA AVENUE, UNIT 301, CHICAGO, IL 60618

Property address: 3046 North California Avenue, Unit 301, Chicago, IL 60618
Tax Number: 13-25-111-023-0000


REAL ESTATE TRANSFER TAX

08-Jan-2019

		COUNTY:	215.00
		ILLINOIS:	430.00
		TOTAL:	645.00
13-25-111-023-0000 20181201665025 1-431-402-144			

REAL ESTATE TRANSFER TAX

08-Jan-2019

	CHICAGO:	3,225.00
	CTA:	1,290.00
	TOTAL:	4,515.00 *
13-25-111-023-0000 20181201665025 0-053-343-904		

* Total does not include any applicable penalty or interest due.